



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-95-17

Property Address: 802 Williamson Drive

Property Owner: Francis Gordon

Project Contact: Francis Gordon

Nature of Case: A request for a 6.1' side street setback variance to legalize an existing detached house as well as a 3.3' side street setback variance to expand the existing detached house pursuant to Section 2.2.1. of the Unified Development Ordinance which results in a 3.9' side street setback for the existing detached house and a 6.7' side street setback for the proposed addition on a .225 acre property zoned Residential-4 and located at 802 Williamson Drive.

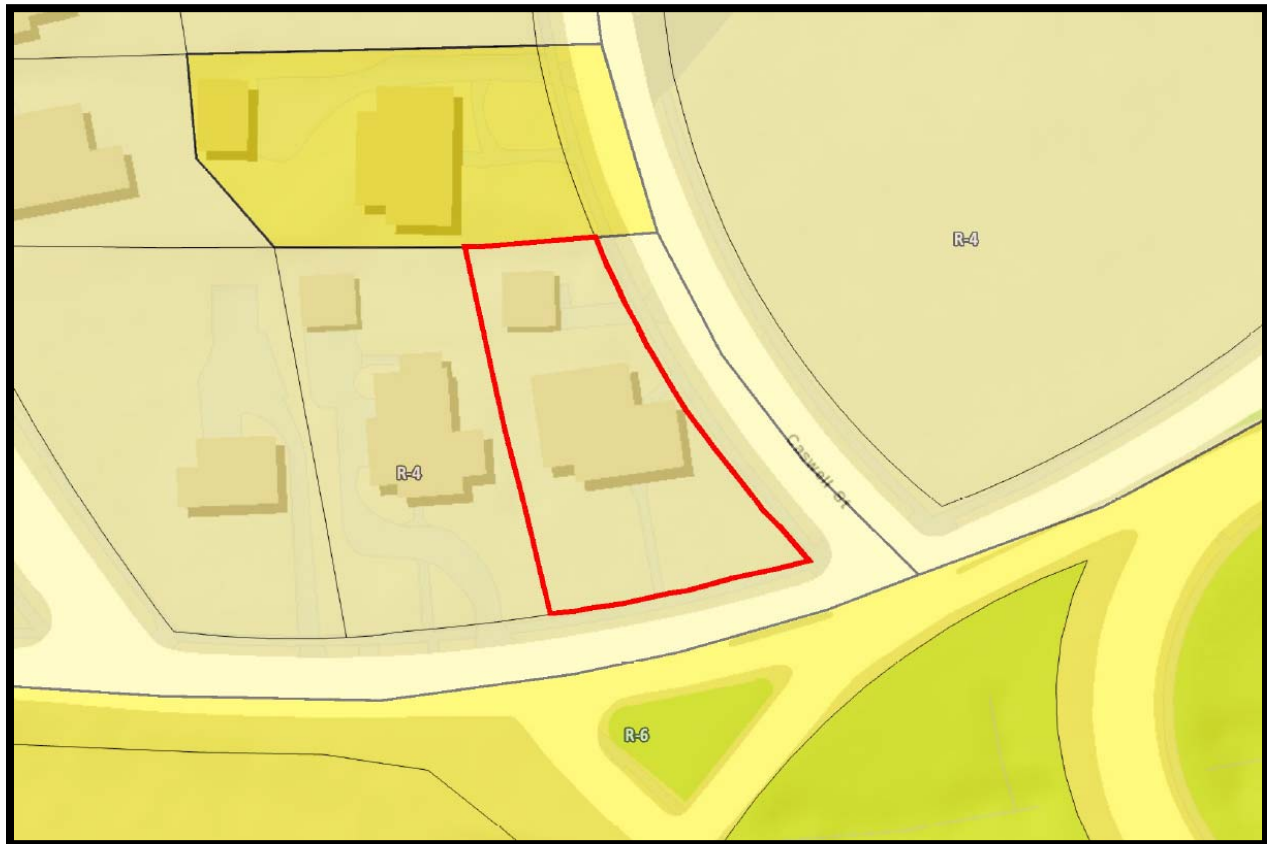


802 Williamson Drive – Location Map

To BOA: 8-14-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



802 Williamson Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

Yard Type

Minimum Setback

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance

RCP


RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): <i>Please see attached.</i>	Transaction Number <i>A-95-17</i>
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address <i>802 Williamson Drive, Raleigh</i>	Date	
Property PIN <i>170 445 5704</i>	Current Zoning <i>R-4</i>	
Nearest Intersection <i>Caswell/Williamson</i>	Property size (in acres)	
Property Owner <i>Francis J. Gordon</i>	Phone <i>215-5116</i>	Fax <i>836-8027</i>
Owner's Mailing Address <i>802 Williamson, 27608</i>	Email <i>fgordon@mgsattorneys.com</i>	
Project Contact Person <i>Frank Gordon</i>	Phone <i>215-5116</i>	Fax <i>836-8027</i>
Contact Person's Mailing Address <i>802 Williamson 27608</i>	Email <i>fgordon@mgsattorneys.com</i>	
Property Owner Signature <i>Francis J. Gordon</i>	Email	
Notary Sworn and subscribed before me this <u><i>5th</i></u> day of <u><i>July</i></u> , 20 <u><i>17</i></u>	Notary Signature and Seal <i>Kerri M. Elliott</i> 	



City of Raleigh Board of Adjustment

Application for variance

802 Williamson Drive

10 July 2017

This application relates to a proposed renovation of an existing home at the above address, originally built in 1929. An addition of a master bedroom/bath was done sometime in the 1950's. I have lived in the house for 26 years, since 1991. The home is located at the corner of Williamson Drive and Caswell Street, as shown on attachment A.

This request for a variance from the Unified Development Ordinance is necessitated by the existing location of the home prior to the ordinance. As is shown on a recent survey of the property (attachment B), the northeast corner of the 50's addition is 3.9 feet from the east side property line (which is 12 feet from the curb of Caswell Street). In addition, the original northeast corner of the house is 12.8 feet from that line, and thus these areas of the house are within the 15 foot setback of Caswell Street. Further, this proposed renovation would add a small 9.3 feet x 3.3 feet rectangle on the north side of the 50's addition. The northeast corner of this addition would be 6.7 feet from the property line, and thus some of it would be within the 15 foot setback also. These areas are shown in expanded detail on attachment C. This rectangle would result in a small gable dormer at that location, as shown in attachments D-1 and D-2.

I have included photographs taken from Caswell Street recently in an effort to demonstrate how the house presently appears from Caswell Street (attachments E through H).

The renovations generally will increase the square footage of this stone bungalow from about 1700 sq ft to about 2500 sq ft, primarily due to the addition of a shed dormer along the back of the house, thus utilizing the existing attic space. I have further included the architect's elevations and floor plans as attachments I through M.

It is my understanding that I may need a variance for (1) the original northeast corner of the house and any other portion of that corner that is within the 15 foot setback from Caswell Street, (2) the northeast corner of the 50's addition and any other portion of that corner that is within the 15 foot setback from Caswell Street, and (3) any portion of the proposed 9.3 feet x 3.3 feet addition that would be within the 15 foot setback from Caswell Street.

I believe that a strict application of the Unified Development Ordinance to this situation would result in an unnecessary hardship. I believe I have a reasonable renovation proposal for this house which would keep the house consistent in its appearance as a Five Points bungalow. I do need to increase my living space and I certainly do not wish to move from this charming home. This renovation would greatly improve the downstairs floor plan, which was left somewhat chopped up by the 50's addition. This hardship is, of course, unique to this property's location on a corner lot where Caswell Street was laid out in the 1920's so as to angle back to the east as it went north, resulting in close proximity of the right of way to the original east side of the house and to the subsequent 50's addition. There is really no feasible way to expand the footprint on the other three sides without essentially destroying this small stone house, which is not going to happen as long as I own it. The only reasonable way to renovate it is to build out the attic and add the slight increase in the footprint as I have proposed.

I believe this increased footprint will have zero effect on my neighbors. I essentially don't have any neighbors on the east side of the lot; the east side of the house looks across Caswell Street to Glenwood and Wade Avenue.

Thank you for your consideration of this request.

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 100 ft

802 Williamson

A

LOT 5 SECTION --- BLOCK --- PHASE --- SUBDIVISION RUFFIN

AS RECORDED IN MAP BOOK 1928 VOL. --- PAGE 140

OF THE WAKE COUNTY REGISTRY.

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section . 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

Professional Land Surveyor

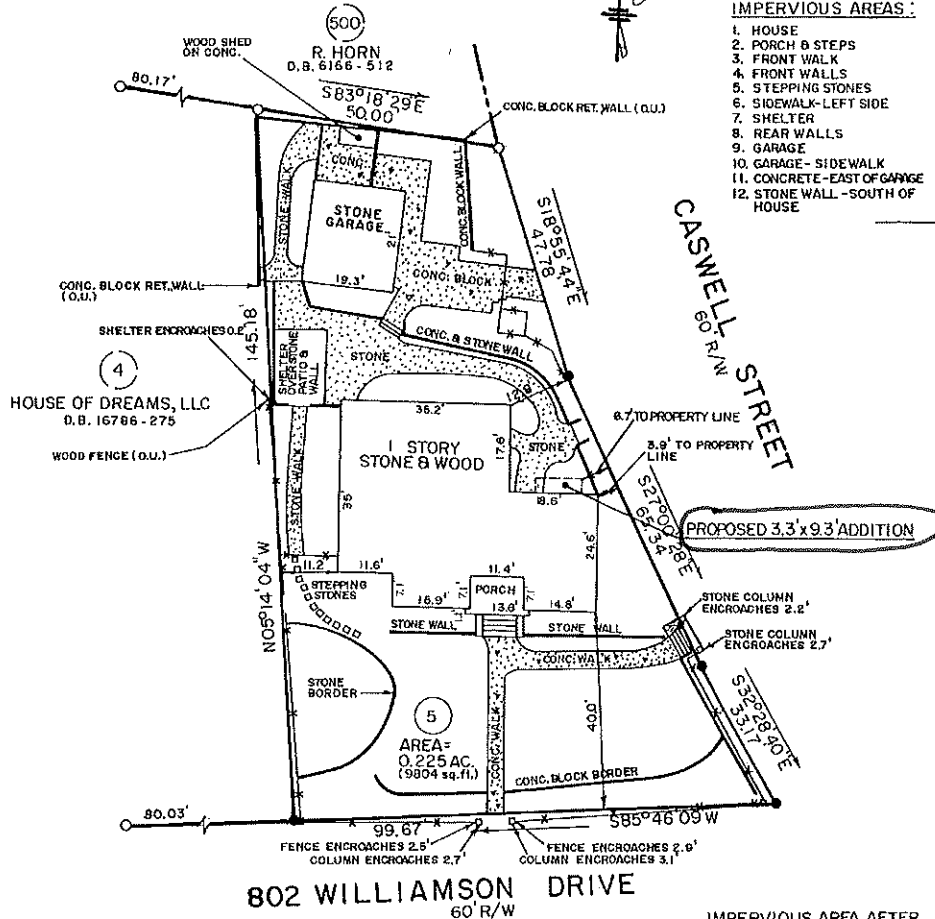
- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
2) House ties are radial to property lines unless shown otherwise.
3) Underground pipes not located with this survey.
4) All areas are computed by coordinates.
5) Flood plain statement attached separately, if requested, and not part of this survey.
6) This property may be subject to the Neuse River Buffer.

LEGEND:

- O = EXISTING IRON PIPE
● = NEW IRON PIPE
P = PORCH, S = STOOP, SH = SHED
- = FENCE, R = RADIUS
--- = CREEK (APPROX. LOCATION)
-E- = OVERHEAD ELECTRIC LINE
LP = LIGHT POLE, PP = POWER POLE
PK = MASONRY NAIL, MH = MANHOLE
LBS = LOCATION BY SCALE
C = CHIMNEY, ■ = ELECT. TRANSFORMER
L = ARC LENGTH, CH = CHORD LENGTH
YI = YARD INLET, DI = DROP INLET
D = DECK, FH = FIRE HYDRANT
N/F = NOW OR FORMERLY
DU = DESTINATION UNKNOWN
OU = OWNERSHIP UNKNOWN

IMPERVIOUS AREAS:

1. HOUSE	1773 sq.ft.
2. PORCH & STEPS	142 sq.ft.
3. FRONT WALK	262 sq.ft.
4. FRONT WALLS	197 sq.ft.
5. STEPPING STONES	22 sq.ft.
6. SIDEWALK-LEFT SIDE	75 sq.ft.
7. SHELTER	181 sq.ft.
8. REAR WALLS	131 sq.ft.
9. GARAGE	404 sq.ft.
10. GARAGE-SIDEWALK	131 sq.ft.
11. CONCRETE-EAST OF GARAGE	570 sq.ft.
12. STONE WALL-SOUTH OF HOUSE	553 sq.ft.
	4442 sq.ft. TOTAL
	= 45.30 %



REFERENCES:

1. PIN # 1704455704
2. D.B. 5861-431
3. ZONING = R-4

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS.

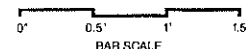
SURVEY FOR

FRANCIS J. GORDON

WAKE COUNTY, NORTH CAROLINA

IMPERVIOUS AREA AFTER CONSTRUCTION:

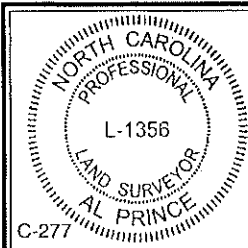
1. EXISTING	4442 sq.ft.
2. ADDITION	30 sq.ft.
	4472 sq.ft.
	= 45.61 %



DATE: 07 JUNE 2017

TOWNSHIP: RALEIGH

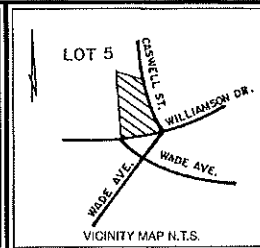
SCALE: 1" = 30'



AL PRINCE & ASSOCIATES, P.A.

ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44, 27512-0044
209 NEW EDITION COURT
CARY, NORTH CAROLINA, 27511
PH. 919-467-3545 FAX 919-467-8607



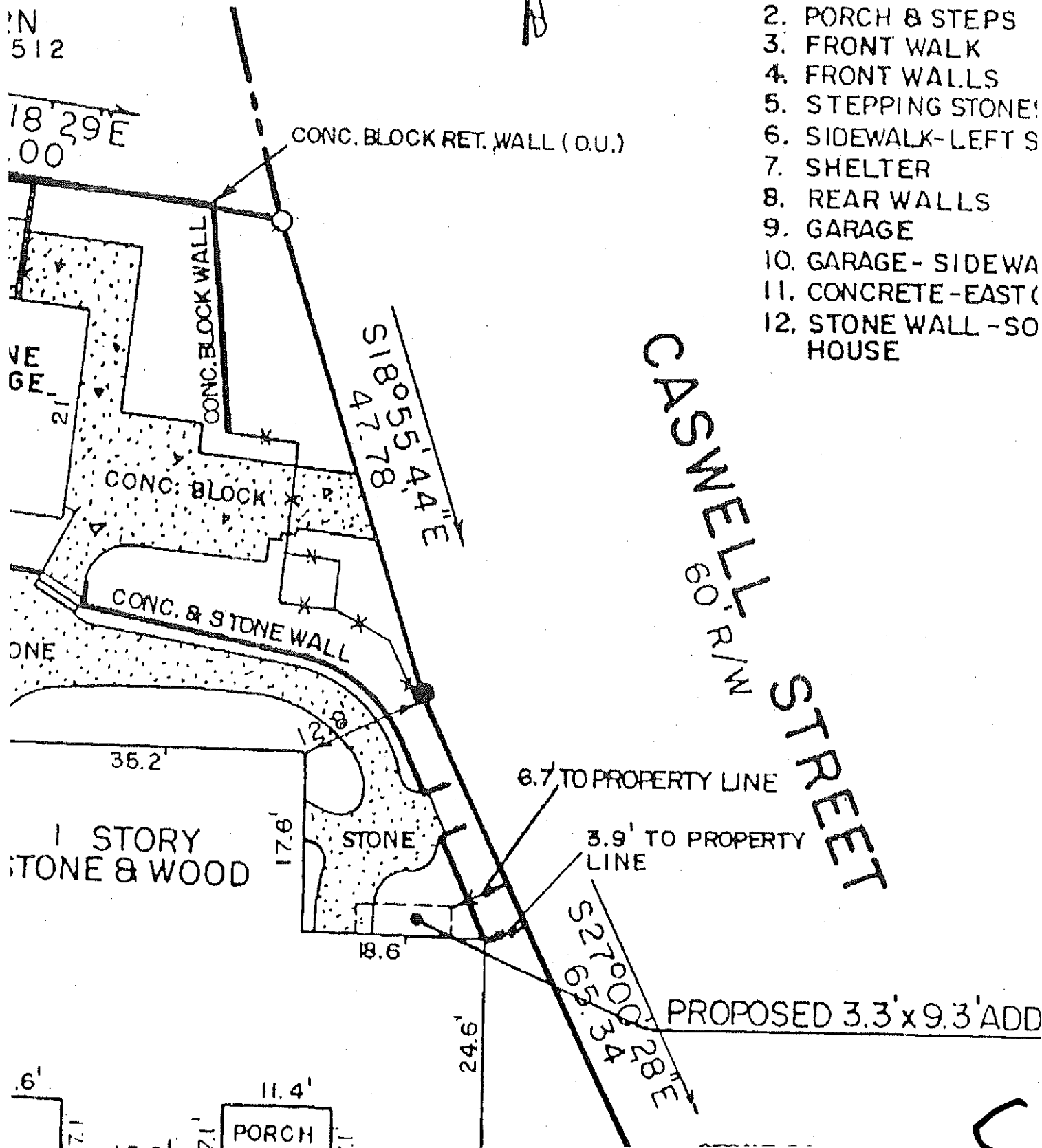
B

and not part of this survey.

N/F = NOW OR FORM
DU = DESTINATION U
OU = OWNERSHIP U

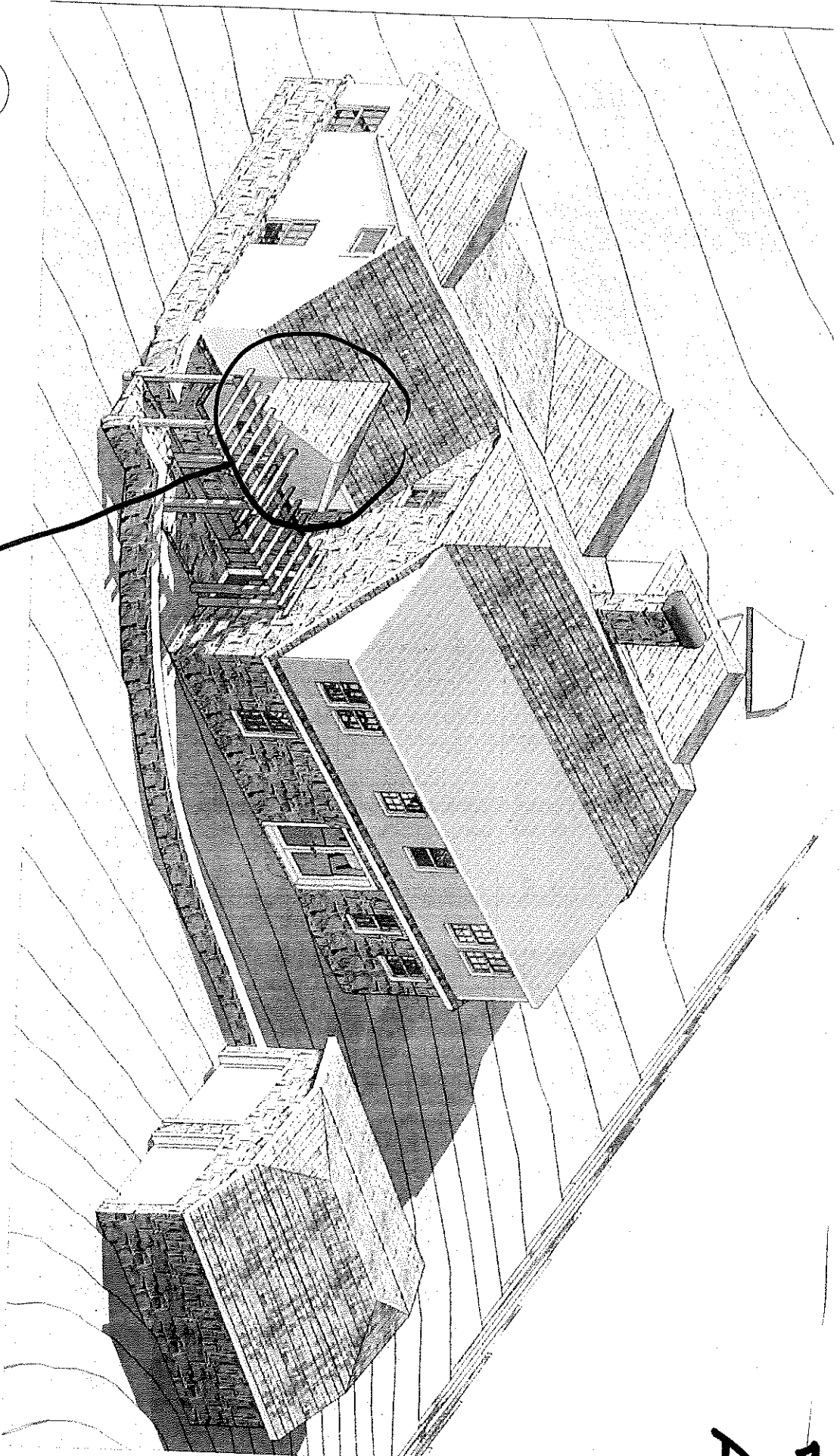
IMPERVIOUS AREA

1. HOUSE
2. PORCH & STEPS
3. FRONT WALK
4. FRONT WALLS
5. STEPPING STONE
6. SIDEWALK-LEFT SIDE
7. SHELTER
8. REAR WALLS
9. GARAGE
10. GARAGE- SIDEWALK
11. CONCRETE-EAST SIDE
12. STONE WALL -SO



7

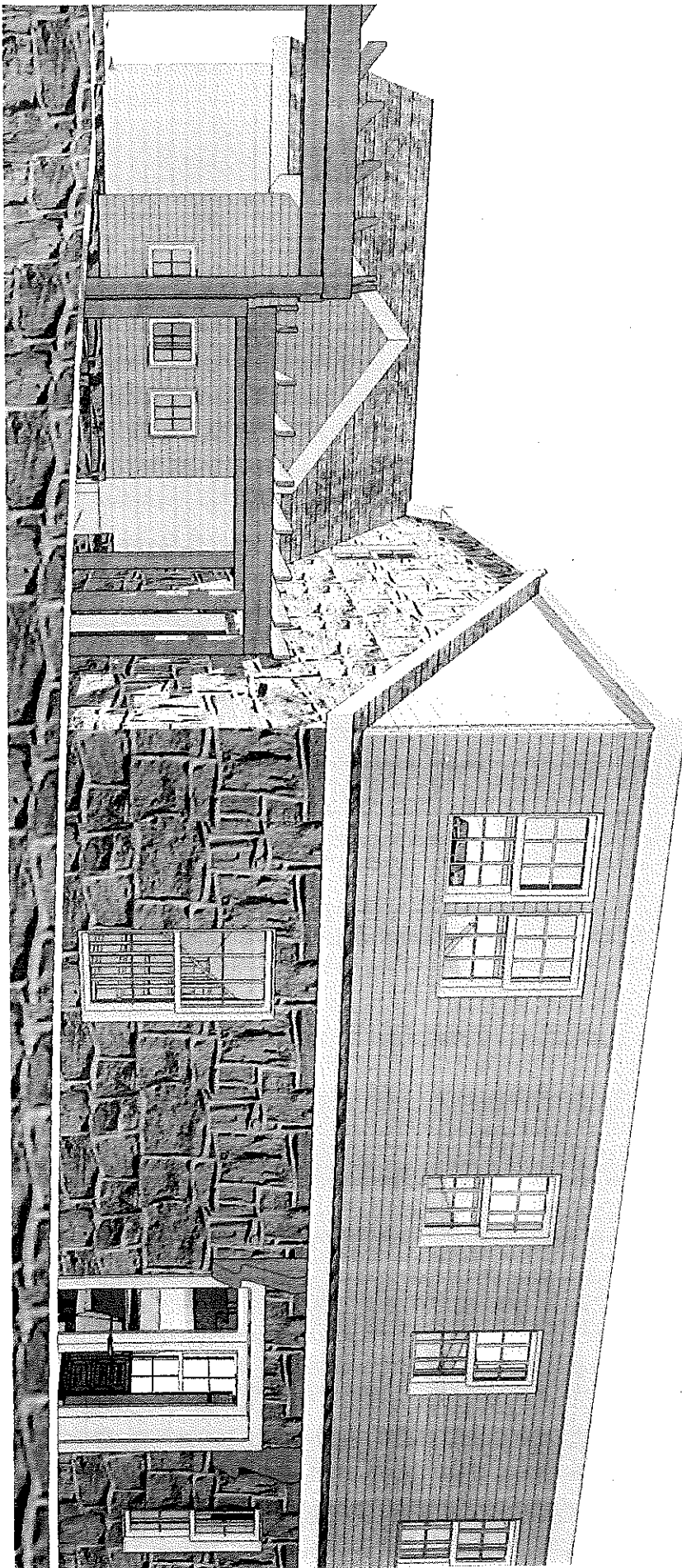
MODEL VIEW-PROPOSED
Scale: 3/32" = 1'-0"



9.3' x 3.3'
proposed addition

D-1

D-1

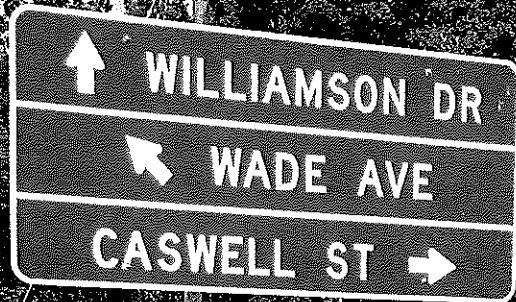


8

VIEW FROM BACK
Scale: 3/16" = 1'-0"

D-2

D-2



E



F



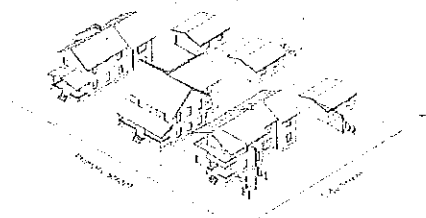
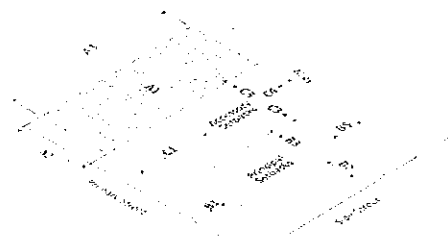
G



H

Article 2.2. Conventional Development Option

Sec. 2.2.1. Detached House



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width - interior lot (min)	100'	80'	n/a	50'	45'
A2 Width - corner lot (min)	100'	80'	40'	65'	60'
A3 Depth (min)	100'	100'	100'	80'	60'
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	15'	15'	15'	10'	10'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
C. Accessory Structure Setbacks					
C1 From primary street (min)	50'	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'	20'
C3 From side lot line (min)	10'	5'	5'	5'	5'
C4 From rear lot line (min)	10'	5'	5'	5'	5'
C4 From alley, garage only (min)	n/a	n/a	4' or 20' min	4' or 20' min	4' or 20' min

D. Height

	R-1	R-2	R-4	R-6	R-10
D1 Principal building (max)	40'	40'	40'	40'	40'
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes

E. Ground Floor Elevation

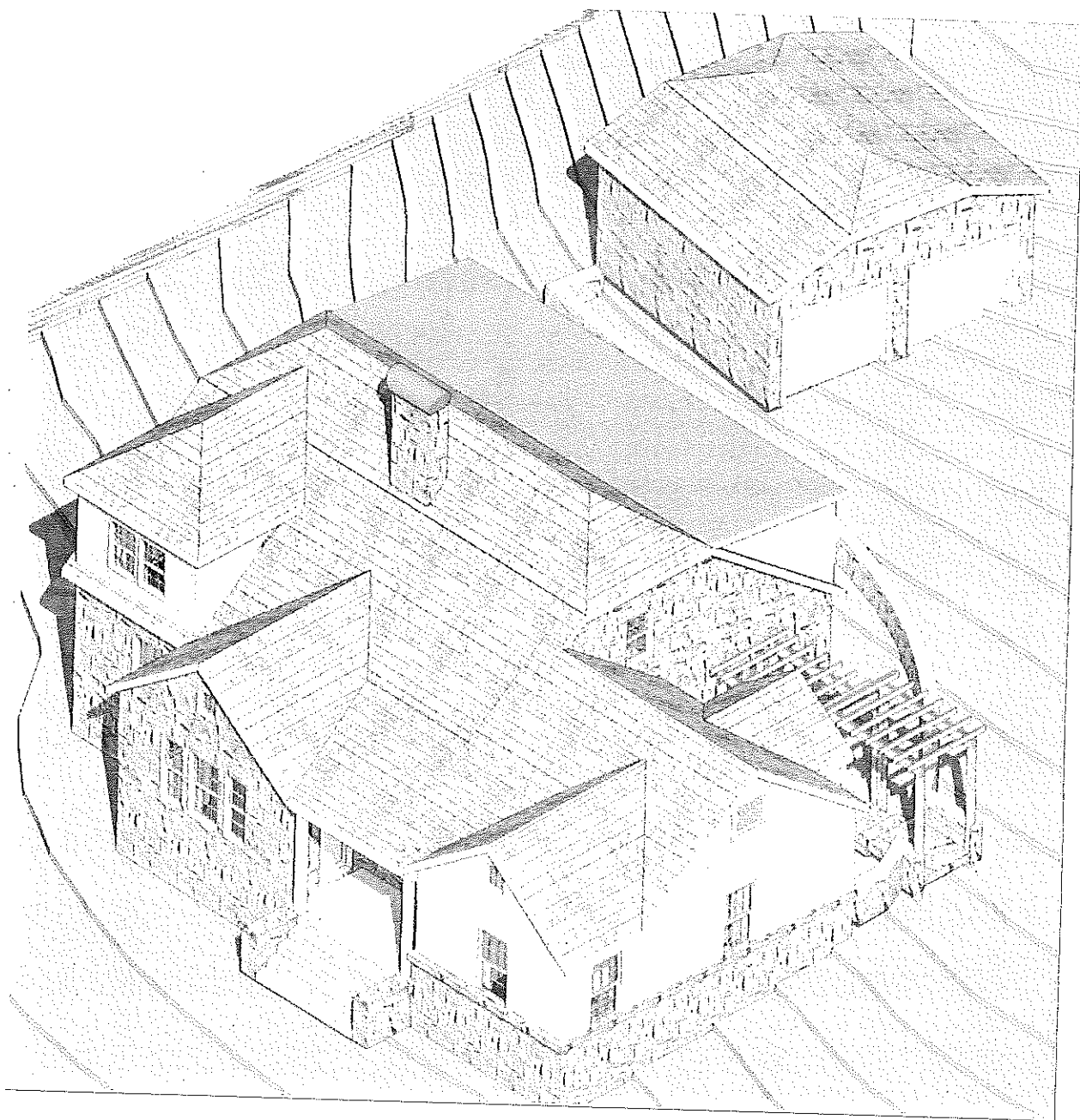
	R-1	R-2	R-4	R-6	R-10
E1 20' or less from front property line (min)	7'	7'	7'	7'	7'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a

F. Allowed Building Elements

Porch, stoop					
Balcony					

See Sec. 4.3.4.D "Building Setbacks" for view of building elements and setbacks.

I



6

MODEL VIEW-PROPOSED
Scale: $\frac{3}{32}'' = 1'-0''$

J

BINET TO ALLOW
IDOW
ERATOR

UT TRASH

JEL GAS RANGE

NTRY CABINET

FLIP EXISTING DOOR

BUILT-IN BENCH W/
STORAGE BELOW

STACKABLE
WASHER/DRYER

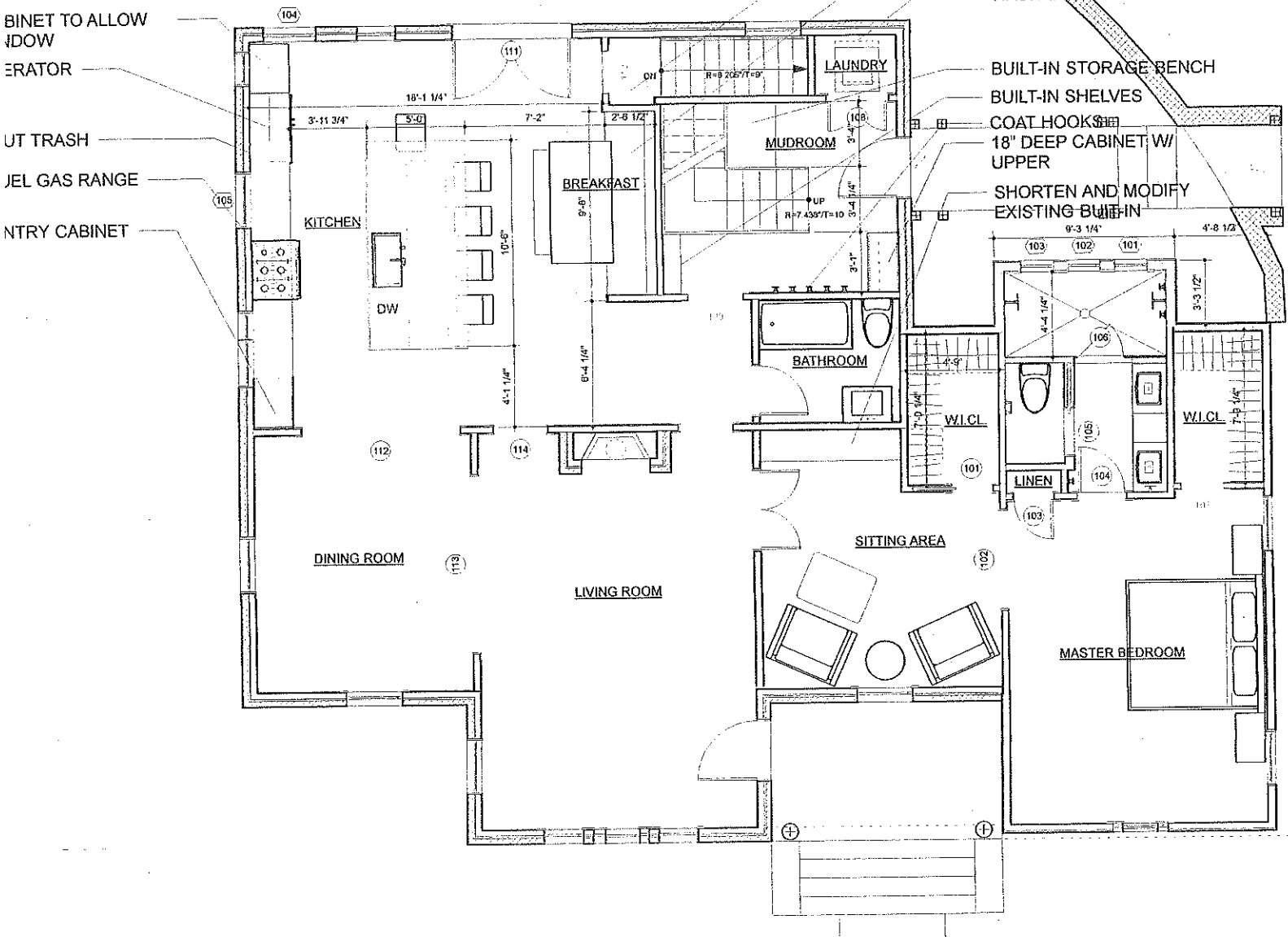
BUILT-IN STORAGE BENCH

BUILT-IN SHELVES

COAT HOOKS

18" DEEP CABINET W/
UPPER

SHORTEN AND MODIFY
EXISTING BUILT-IN



3 FIRST FLOOR PLAN-PROPOSED
Scale: 1/8" = 1'-0"

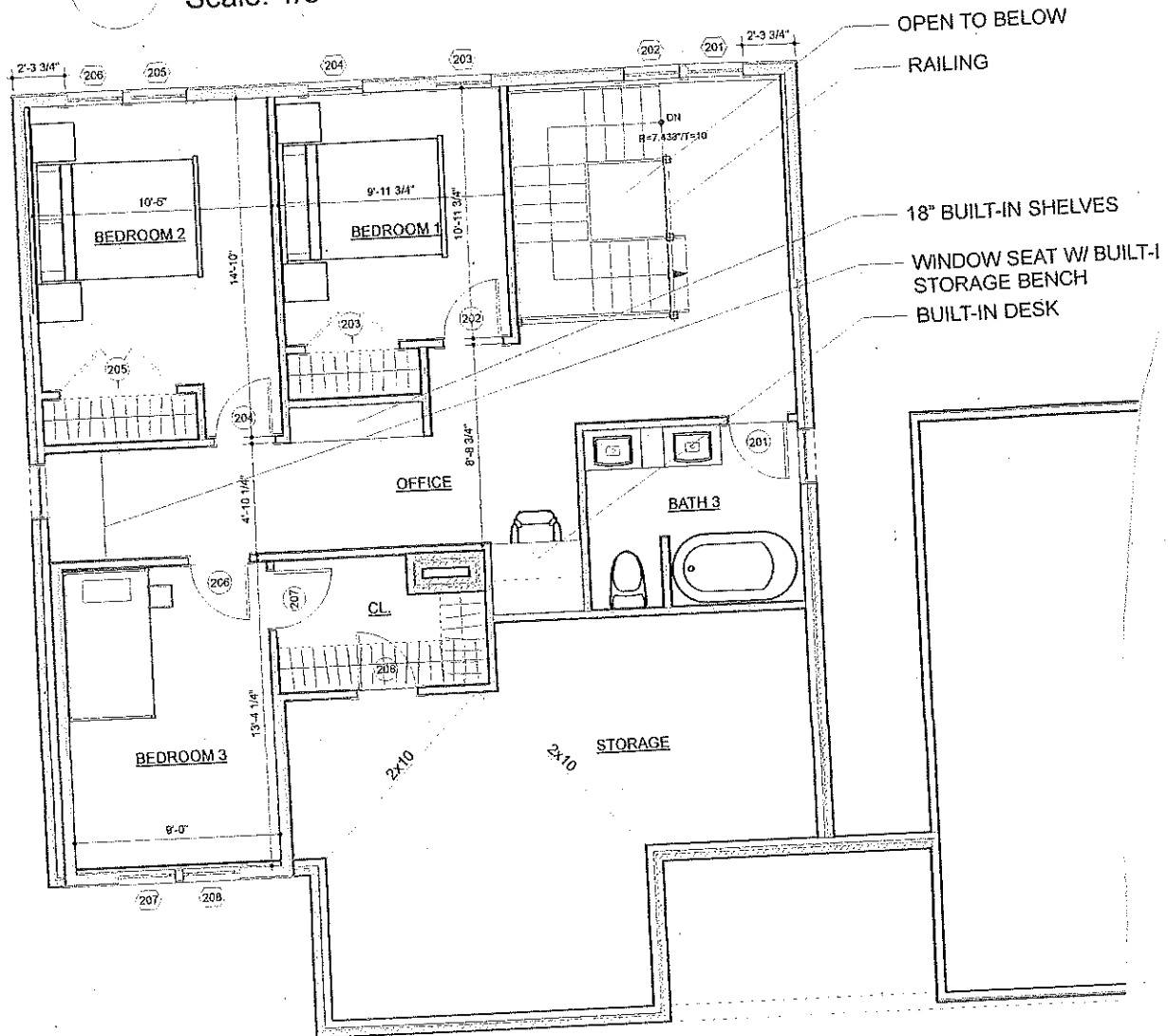
ALL WORK

K

5

ROOF PLAN-PROPOSED

Scale: 1/8" = 1'-0"



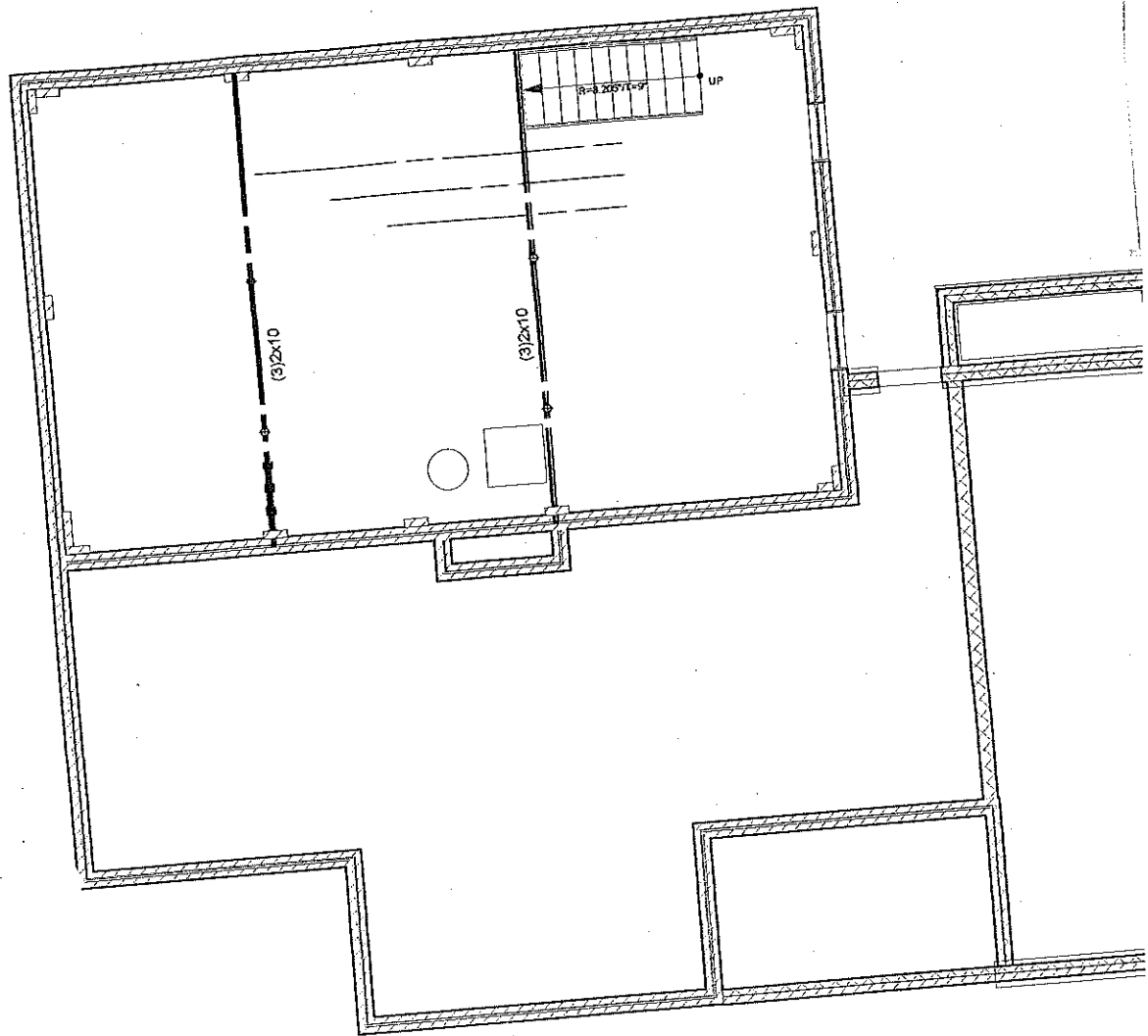
4

SECOND FLOOR PLAN-PROPOSED

Scale: 1/8" = 1'-0"

TO BE DONE
 IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE BUILDING
 CODE 2012 EDITION.

L



2

BASEMENT FLOOR PLAN-PROPOSED
Scale: 1/8" = 1'-0"

M

Archie and Urbanna Gupton
808 Williamson Drive
Raleigh, NC 27608

House of Dreams, LLC
(806 Williamson Drive)
P.O. Box 6365
Raleigh, NC 27628-6365

Rebecca and Kelly Horn
1505 Caswell Street
Raleigh, NC 27608

William G. Hill Masonic Lodge #218
1520 Caswell Street
Raleigh, NC 27608

Charles and Jane Knox
1509 Caswell Street
Raleigh, NC 27608

Katharine Blanton
1508 Carr Street
Raleigh, NC 27608

George and Nickye Venters
905 Williamson Drive
Raleigh, NC 27608

Francis J. Gordon
802 Williamson Dr.
Raleigh, NC 27608-2306

City of Raleigh
P.O. Box 590
Raleigh, NC 27602-0590